

**PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**

County Wells County  
 Jurisdiction Bluffton RDC  
 Allocation Area Code T90401  
 Allocation Area Name Adams Street #1 TIF

Form Prepared By:  
 Name Matt Eckerle  
 Unit/Company H. J. Umbaugh & Associates  
 Phone Number 317-465-1500  
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$27,943,035	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	18,443,740	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$46,386,775
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	46,654,695	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	950,900	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	2,537,490	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	1,859,790	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$46,381,495
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99989
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$27,939,961
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$18,714,734
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.0032
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$374,894
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99989

I, Beth Davis, Auditor of Wells County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated

Beth Davis 8/7/15

County Auditor (Signature)

Beth Davis  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Adams Street #1 TIF

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma  
 Commissioner, Department of Local Government Finance

8-7-15  
 Date

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Wells County  
 Jurisdiction Bluffton RDC  
 Allocation Area Code T90402  
 Allocation Area Name Adams Street #2 TIF

Form Prepared By:  
 Name Matt Eckerle  
 Unit/Company H. J. Umbaugh & Associates  
 Phone Number 317-465-1500  
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$2,445,362	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	2,237,376	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$4,682,738
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	7,417,501	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,641,300	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	116,160	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$4,660,041
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99515
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$2,433,502
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,983,999
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.6667
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$83,068
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99515

I, Beth Davis, Auditor of Wells County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated

8/7/15  
Beth Davis

County Auditor (Signature)

Beth DAVIS  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Adams Street #2 TIF

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance

Anthony J. Schaafsma  
 Commissioner, Department of Local Government Finance

8-7-15  
 Date